

(860) 594-3020

**MINUTES OF MEETING HELD  
BY STATE TRAFFIC COMMISSION**

**JUNE 20, 2006**

Present: Deputy Commissioner Anthony D. Portanova  
Department of Motor Vehicles

Deputy Commissioner Edward Lynch  
Department of Public Safety

Deputy Commissioner Carl F. Bard  
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, June 20, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meeting:

**May 16, 2006**

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

**Ansonia - STC# 002-0605-01**

1. Approve lane-use controls at the intersection of Rt. 115 (Main St.) at the Target driveway as follows:

Rt. 115 NB: A through lane  
A left-turn lane

**Ansonia - STC# 002-0605-01 - Contd.**

2. Grant the City of Ansonia permission to install, operate and maintain a semi-actuated traffic control signal, with programmed flashing operation (11:00 PM to 6:00 AM daily) on Rt. 115 (Main St.) at the Target driveway.

**Ansonia - STC# 002-0606-01**

Approve lane-use controls at the intersection of Route 115 (Main St.) at West Main St. and Ansonia Mall driveway as follows:

Rt. 115 NB: A shared through/right-turn lane  
A left-turn lane

**Bloomfield - STC# 011-0603-01**

1. Grant permission to the Town of Bloomfield to revise the traffic control signal at the intersection of Wintonbury Ave. at Jerome Ave. and Woodland Ave. to include railroad pre-emption.
2. Approve the posting of a "No Turn on Red" sign on the SB approach of Woodland Ave. at its intersection with Wintonbury Ave.

**Brookfield - STC# 018-0505-01**

Grant the Town of Brookfield permission to install, operate and maintain a full actuated traffic control signal, with programmed flashing operation (11:00 PM to 5:00 AM daily) on Candlewood Lake Rd. at Nabby Rd.

**Darien - STC# 035-0504-01**

Approve the following lane use control at the intersection of Rt. 1 (Boston Post Rd.) and Old King's Highway North No. 3:

Rt. 1 (Boston Post Rd.) NB: A through lane  
A right-turn lane

Rt. 1 (Boston Post Rd.) SB: A left-turn lane  
A through lane

**East Haddam - STC# 040-0511-01**

That an all-way stop not be installed at the intersection of Rt. 151 at Orchard Rd. and East Haddam-Colchester Tpke.

**East Hartford - STC# 042-0606-01**

Grant the Town of East Hartford permission to revise the phasing and timing of the full actuated traffic control signal on Governor St. at Prospect St. as per the submitted plan.

**Groton - STC# 058-0302-01**

1. Approve the installation of a traffic control signal with emergency vehicle pre-emption at the intersection of Rt. 1 (Fort Hill Rd. and New London Rd.) at west junction of Rt. 215 (Groton Long Point Rd.).
2. Approve the establishment of lane-use control at the intersection of Rt. 1 (Fort Hill Rd. and New London Rd.) at west junction of Rt. 215 (Groton Long Point Rd.) as follows:

Rt. 1 NB: A right-turn lane  
A through lane

Rt. 1 SB: A through lane  
A left-turn lane

**Groton - STC# 058-0605-01**

1. Approve the installation of a traffic control signal with emergency vehicle pre-emption at the intersection of SR 649 (Poquonnock Rd.) at SR 649 (High Rock Rd.) and Poquonnock Rd. No. 2.
2. Approve the establishment of lane-use control at the intersection of SR 649 (Poquonnock Rd.) at SR 649 (High Rock Rd.) and Poquonnock Rd. No. 2 as follows:

SR 649 EB: A through lane  
A right-turn lane

**Litchfield - STC# 073-9906-01**

1. Approve the installation of a traffic control signal with an exclusive pedestrian phase at the intersection of U.S. Rt. 202 at CVS and the drive to Federal Square.
2. Approve the lane-use control at the intersection of U.S. Rt. 202 at CVS and the drive to Federal Square:

U.S. Rt. 202 EB: A combination through/right-turn lane  
An exclusive through lane  
An exclusive left-turn lane

U.S. Rt. 202 WB: A combination through/right-turn lane  
An exclusive left-turn lane

**Manchester - STC# 076-0604-01**

Grant permission to the Town of Manchester to establish speed limits for both directions of travel on the following roads:

Gardner Street - from Line St. northerly to Fern St. #1, a distance of 0.74 miles, 25 mph.

Gardner Street - from Fern St. #1 northerly to Spring St., a distance of 0.60 miles, 30 mph.

**Manchester - STC# 076-0604-01 - Contd.**

Gardner Street - from Spring St. northerly to SR 534 (Highland St.), a distance of 0.35 miles, 25 mph.

Steep Hollow Lane - from Porter St. northerly to end of town maintenance, a distance of 0.33 miles, 25 mph.

**Newtown - STC# 096-0605-01**

Approve the addition of an exclusive pedestrian phase and emergency vehicle pre-emption to the traffic signal at the intersection of Rt. 6 (Church Hill Rd.) and Queen St.

**Norwalk - STC# 102-0603-01**

Grant permission to the City of Norwalk to establish a 25 mph speed limit for both directions on Stuart Ave. from Reed St. northerly to Grandview Ave., a distance of 0.87 miles.

**Plainville - STC# 109-0605-01**

1. Rescind Item No. 2 of Traffic Investigation Report No. 109-0010-01 and Item No. 3 of Traffic Investigation Report No. 109-9906-02.
2. Approve the following lane-use control at the intersection of Rt. 372 and Rt. 72 WB ramps and drive to Wendy's Restaurant:

WB Rt. 372: A combination through/right-turn lane  
A through lane  
A left-turn lane

EB Rt. 372: A combination through/right-turn lane  
A through lane  
A left-turn lane

NB Rt. 72 WB Off-Ramp: A left-turn lane  
A combination through/left-turn lane  
Two right-turn lanes

3. Approve the following lane-use control at the intersection of Rt. 372 at Cooke St.:

WB Rt. 372: Two through lanes  
A right-turn lane

EB Rt. 372: A through lane  
A left-turn lane

**Putnam - STC# 115-0603-01**

Grant permission to the Town of Putnam to establish a 25 mph speed limit for both directions on River Junction from Chase Rd. northerly to East Putnam Rd., a distance of 0.65 miles.

**Southington - STC# 131-0511-01**

1. Approve a revision to the existing semi-actuated traffic control signal located at the intersection of Rt. 322 at theatre drive and Home Depot drive, to remove the existing programmed flashing operation.
2. Rescind Item No. 2 of Traffic Investigation Report No. 131-9304-01 which approved lane-use control at the intersection of Rt. 322 at theatre drive and Home Depot drive.
3. Approve the following lane-use control at the intersection of Rt. 322 at theatre drive and Home Depot drive:  
  
EB Rt. 322: A right-turn lane  
Two through lanes  
A left-turn lane  
  
WB Rt. 322: A combination right-turn/through lane  
A through lane  
A left-turn lane
4. Approve a "No Turn on Red" sign for the NB Home Depot drive approach to the intersection with Rt. 322.

**Stamford - STC# 135-0605-01**

Grant the City of Stamford permission to revise the traffic control signal on Glenbrook Road at its intersection with Hope St. and Lafayette St. to include signalization of the private driveway in the northwest quadrant of the intersection, elimination of programmed flashing operation, and the addition of emergency vehicle preemption.

**Stonington - STC# 137-0606-01**

1. Approve the installation of a traffic control signal with emergency vehicle pre-emption at the intersection of Rt. 27 (Whitehall Ave.) at I-95 SB ramps and drive to Whitehall Landing.
2. Approve the establishment of lane-use control at the intersection of Rt. 27 (Whitehall Ave.) at I-95 SB ramps and drive to Whitehall Landing as follows:  
  
Rt. 27 SB: A through lane  
A left-turn lane

**Thomaston - STC# 140-0509-01**

1. Rescind all previously approved lane-use control at the intersection of SR 807 (S. Main St.) at Rt. 254.
2. Approve the following lane-use control at the intersection of SR 807 (S. Main St.) at Rt. 254 and a private driveway as follows:

**Thomaston - STC# 140-0509-01 - Contd.**

Rt. 254 NB: A combination right-turn/through lane  
A left-turn lane

Rt. 254 SB: A right-turn lane  
A combination through/left-turn lane

**Wethersfield - STC# 159-0605-01**

Approve a "No Turn on Red" sign on Elm St. SB at Rt. 3.

**Windsor - STC# 164-0412-01**

1. Rescind all previously approved lane-use control regulations located at the intersection of Rt. 159 (Windsor Ave.) at north drive to Windsor Shopping Center.
2. Approve the following lane-use control located at the intersection of Rt. 159 (Windsor Ave.) at north drive to Windsor Shopping Center.

NB Rt. 159: A through lane  
A combination through/right-turn lane

SB Rt. 159: Two through lanes  
A left-turn lane

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

**3 OLD BUSINESS:**

**Canton - STC# 023-0603-01**

That no change be made to the 40 mph speed limit for both directions of travel on Rt. 44 from Rt. 179 (w. jct.) easterly to the Simsbury/Avon Town Line, a distance of 3.64 miles.

This item was tabled at the May 2006 meeting. Chief Lowell F. Humphrey, the Legal Traffic Authority, did not concur with the recommendation, and had been invited to attend today's meeting.

Mr. Robert H. Uricchio presented the report to the Commission, after which time Chief Humphrey addressed the Commission. He provided a copy of a letter (attached) dated June 20, 2006 which provided additional information for consideration by the Commission. He stated that this was the second time he had made this request. Given the recent tragedy on Avon Mountain, he stated that he was looking for consistency throughout the corridor. He had spoken also with the Governor's Office regarding the speeding issue along Route 44. He is

**Canton - STC# 023-0603-01 - Contd.**

looking for a regional approach to addressing issues facing the region and would like to see a consistent 35 mph speed limit. He stated that it is a commercial strip with increased commercial use proposed.

Colonel Lynch asked Chief Humphrey if he had looked into utilizing grant funding to secure additional resources to patrol the area. Chief Humphrey indicated that he secured an additional officer utilizing this type of funding.

Deputy Commissioner Portanova asked Chief Humphrey what he hoped to accomplish by reducing the speed limit by 5 mph. He stated that he was told he was close to the threshold and felt that, with the increased proposed commercial development, the 5 mph reduction is warranted.

Deputy Commissioner Bard stated that the statistics show that the area is appropriately posted.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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**4. NEW BUSINESS:**

**a. Stamford - STC# 135-0603-02**

That no change be made to the 40 mph speed limit for both directions of travel on Rt. 104 (Long Ridge Rd.) from Rt. 137 northerly to Northwood La., a distance of 2.60 miles.

City Traffic Engineer Mani S. Poola, the Legal Traffic Authority's representative, concurred with the recommendation.

State Representative Donald Sherer expressed an interest in this matter, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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**b. Waterbury - STC# 151-0604-02**

That the installation of a traffic control signal at the intersection of SR 801 (E. Main St.) and Oak Tree Ave., is not recommended at this time.

**b. Waterbury - STC# 151-0604-02 - Contd.**

Mr. Mark A. Pronovost, the Legal Traffic Authority's representative, concurred with the recommendation.

State Representative Selim G. Noujaim requested the study, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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**c. Waterbury - STC# 151-0604-03**

That the installation of a traffic control signal at the intersection of SR 801 (E. Main St.) and Meriline Ave. is not recommended at this time.

Mr. Mark A. Pronovost, the Legal Traffic Authority's representative, concurred with the recommendation.

State Representative Selim G. Noujaim requested the study, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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**4. MAJOR TRAFFIC GENERATORS:**

**a. Danbury - STC# 034-0601-02**

Mr. Antony Cieri presented the staff report on the Application for Certificate filed for the expansion of Nutmeg Square Shopping Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Nutmeg Square, LLC for the 5,196-square-foot expansion of Nutmeg Square, for a total 101,446-square-foot gross floor area retail development with 467 parking spaces, located on SR 806 (Newtown Road) in Danbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.



**a. Danbury - STC# 034-0601-02 - Contd.**

The requirements refer to the plans entitled "Application for Site Plan Approval Drawings, Nutmeg Square Shopping Center, Newtown Road, Danbury, Connecticut" Sheet Nos. C-2 and C-4, dated December 14, 2005 and last revised June 6, 2006, prepared by Wagner Engineering Associates, Inc.

1. That intersection sight distances be provided and maintained from the site driveway on SR 806 (Newtown Road) as shown on the referenced plans.
2. That the site driveway and internal access points be reconstructed as shown on the referenced plans.
3. That signs and pavement markings on the site drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on the site property at the intersection of SR 806 at the site drive prior to the issuance of an encroachment permit. Right of Way File No. 034-000-282.
5. That prior to the issuance of an encroachment permit, the applicant grant a drainage easement to the State, at no cost, for the right to discharge as shown on the referenced plans. Right-of-Way File No. 034-000-282.
6. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Danbury to cover the costs of the work on the site drive.
7. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
8. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 034-0601-02, together with Certificate No. 395 previously issued December 10, 1982 with Traffic Investigation Report No. 034-8202-03, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
9. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

**b. Hamden - STC# 061-0605-01**

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for the expansion of Quinnipiac University (Polling Institute).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Quinnipiac University for the 7,355-square-foot expansion of Quinnipiac University - Polling Institute for a total 1,424,143-square-foot gross floor area university with 4,147 parking spaces, located on West Woods Road in the Town of Hamden, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled:

- A. "Quinnipiac University, Hamden, Connecticut, Polling Institute, Layout Plan," Sheet No. C3.0, dated February 8, 2006, revised March 31, 2006, prepared by Nathan L. Jacobson & Associates, Inc.
  - B. "Quinnipiac University, Hamden, Connecticut, Polling Institute, Access Road Profile," Sheet No. C6.0, dated February 8, 2006, revised June 7, 2006, prepared by Nathan L. Jacobson & Associates, Inc.
  - C. "Quinnipiac University, Athletic Center, Site Aerial Photograph," Sheet No. C1.0, dated July 14, 2003, revised June 8, 2006, prepared by Nathan L. Jacobson & Associates, Inc.
1. That the conditions of Traffic Investigation Report No. 061-0504-01 remain in effect.
  2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 061-0605-01, together with Certificate Nos. 411, 411-C, 411-G, 411-H, 411-L, and 411-N and their associated Traffic Investigation Reports, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
  3. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**c. Wilton - STC# 161-0507-03**

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for Westy Storage Centers.

**c. Wilton - STC# 161-0507-03 - Contd.**

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to 59 Danbury Road, LLC for Westy Storage Centers, a 147,459-square-foot gross floor area multi-use development with 142 parking spaces, located at 59 Danbury Road in the Town of Wilton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the plans prepared by Tighe & Bond entitled "Westy Storage Centers, 59 Danbury Road, Wilton, Connecticut" Traffic Operations Plan Sheet Nos. SS.01 and SS.01a dated July 20, 2005 last revised June 15, 2006.

1. That the site driveway on Route 7 be reconstructed in substantial conformance with the referenced plans.
2. That Route 7 be widened in substantial conformance with the referenced plans.
3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
4. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
5. That 335 feet of intersection sight distance to the north and 500 feet of intersection sight distance to the south be provided and maintained from the site driveway along Route 7 measured at a point 10 feet back from the edge of roadway.
6. That the traffic signal be revised on Route 7 at the Westy Storage Centers drive.
7. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 7 and the Westy Storage Centers drive prior to the issuance of an encroachment permit. Right of Way File No. 161-000-111.
8. That signs and pavement markings on Route 7 and the site driveway be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
9. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

**c. Wilton - STC# 161-0507-03 - Contd.**

10. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
11. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
12. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
13. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$125,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 161-0507-03. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
14. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 161-0507-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
15. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**d. Rocky Hill - STC# 118-0603-01**

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for the expansion of Shunpike Village Shops (Dunkin Donuts).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to 767 Plan Development, LLC and SVS 11 Partnership and 781 Cromwell Avenue Limited Partnership for the 1,846-square-foot expansion of Shunpike Village Shops to include 767 Cromwell Avenue, for a total 49,656-square-foot gross floor area retail development with 368 parking spaces, located on Route 3 in the Town of Rocky Hill, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

**d. Rocky Hill - STC# 118-0603-01 - Contd.**

- A. "STC Roadway Improvement Plan Prepared for 767 Plan Development LLC, Cromwell Avenue at France Street, Rocky Hill, Connecticut," prepared by F.A. Hesketh & Associates, Inc., Sheet No. STC-1, dated June 8, 2006.
  - B. "Site Layout Plan Prepared for No. 767 Plan Development, LLC., for Proposed Dunkin Donuts located at No. 767 Cromwell Avenue, Rocky Hill, Connecticut," prepared by Hallisey, Pearson & Cassidy, Sheet 2 of 6, dated June 26, 2005 and last revised January 7, 2006.
1. That Traffic Investigation Report No. 118-0211-01, which approved a 6,240-square-foot expansion of the Shunpike Plaza be rescinded.
  2. That the site driveway on Route 3 be constructed in substantial conformance with the referenced plans.
  3. That the right-turn in only drive to Shunpike Plaza on Route 3 be closed as shown on the above-referenced plans.
  4. That 700 feet of intersection sight distance to the north and 700 feet of intersection sight distance to the south be provided and maintained from the site driveway along Route 3 measured at a point 15 feet back from the edge of roadway.
  5. That the traffic signal on Route 3 at SR 411 and Marriott Driveway and France Street be revised to include the site driveway. The owner of 767 Cromwell Avenue (Shunpike Village Shops) shall be responsible for all costs associated with the signal revision.
  6. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site/private property at the intersection of Route 3 at SR 411, prior to the issuance of an encroachment permit. Right of Way File No. 118-000-104.
  7. That signs and pavement markings on Route 3 at SR 411 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
  8. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
  9. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

**d. Rocky Hill - STC# 118-0603-01 - Contd.**

10. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 118-000-104.
11. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
12. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
13. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$25,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 118-0603-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
14. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 118-0603-01, together with Certificate No. 739 previously issued August 18, 1987 with Traffic Investigation Report No. 118-8704-01 and Certificate No. 739A, previously issued January 18, 1989 with Traffic Investigation Report No. 118-8811-02, be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
15. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**e. Norwalk - STC# 102-0509-01**

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for the expansion of Merritt on the River (Merritt on the River South).

Deputy Commissioner Bard asked for clarification on the completion date anticipated for Project No. 102-269. Mr. Brown stated that construction will begin in the spring of 2007. He also clarified that the cost of preemption is estimated at \$1,000,000.

**e. Norwalk - STC# 102-0509-01 - Contd.**

Deputy Commissioner Portanova asked why preemption was necessary, and Mr. John F. Carey, Manager of Traffic Engineering, explained that the circuit is set in such a manner so as to clear the tracks before the gate goes down.

Mr. Henry M. Ditman addressed the Commission, stating that the client does not concur with the need for preemption. He suggested that the use of a police officer, as was allowed under a prior certificate, would suffice. He stated that the queue from his development would not affect Glover Avenue as described because the queue would be internal to the garage, and any queuing experienced would be from other development traffic. He also noted that utilization of a police officer to clear the tracks should address any possible queuing.

Deputy Commissioner Portanova asked if Glover Avenue is used as a bypass route and has anyone looked at this. Mr. Brown stated that he had looked at it, and it was considered in the review. He also mentioned that the Legal Traffic Authority concurs with the use of preemption.

Mr. Ditman questioned whether preemption should be the responsibility of the state or the city rather than the developer. Discussion ensued regarding the state's project, its scope and its schedule.

Deputy Commissioner Bard stated that he still had questions he needed answered, and offered tabling the item till next month.

Ms. Cabelus stated that there was no time left on the clock, and that action needed to be taken at this meeting. There was further discussion about the bond and its cost, and the time frame for the developer to begin construction. It was recommended that the Commission take action to approve this report with the understanding that, upon further review, a modification could be made at the future meeting regarding the outstanding issue of preemption.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Merritt River Partners, LLC for the 82,700-square-foot expansion of the Merritt on the River development for a total 312,700-square-foot gross floor area of office space and a 229-unit apartment complex with 1276 parking spaces, located on Glover Avenue in the City of Norwalk, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan prepared by Perkins Eastman Architects PC, entitled: "Overall Site Plan, Merritt on the River & Merritt on the River South, Glover Avenue, Norwalk, Ct," Drawing AS100, dated October 7, 2005 and revised June 2, 2006.

**e. Norwalk - STC# 102-0509-01 - Contd.**

1. That all conditions of Traffic Investigation Report No. 102-0002-01 remain in effect.
2. That the easterly site driveway on Glover Avenue be constructed approximately 26 feet wide with 30-foot radii on each corner.
3. That 300 feet of intersection sight distance to the west and 400 feet of intersection sight distance to the east be provided and maintained from the easterly site driveway along Glover Avenue measured at a point 15 feet back from the edge of roadway.
4. That a "Stop" sign, a stop bar and a centerline be installed and maintained on the easterly site driveway in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
5. That the crosswalk on Glover Avenue, across from the easterly site driveway, be eradicated and re-painted just west of this site driveway.
6. That the westerly site driveway on Glover Avenue be constructed 15 feet wide with a 15-foot radius on the southwest corner and a 25-foot radius on the southeast corner.
7. That "Do Not Enter" and "One Way" signs be installed and maintained on the westerly site driveway in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
8. That the crosswalk on Glover Avenue, just east of the westerly site driveway, be eradicated and re-painted due to the revised geometry of this site driveway.
9. That the traffic signal be revised on SR 719 at Glover Avenue and Creeping Hemlock Road to include railroad pre-emption if the development opens before State Project 102-269 completes the widening of Glover Avenue.
10. That all work on roadways that are owned and maintained by the City of Norwalk be performed in conformance with the standards and specifications of the City.
11. That prior to the issuance of a Certificate, plan(s) showing the construction of the site driveways on Glover Avenue and the associated signing, pavement markings and sightlines be submitted to STC and deemed acceptable to the Department of Transportation.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,000,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 102-0509-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.



**e. Norwalk - STC# 102-0509-01 - Contd.**

13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 102-0509-01, together with Traffic Investigation Report Nos. 102-0105-02 and 102-0202-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
14. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
15. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State Highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**f. Stamford - STC# 135-0512-02**

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for Glenview House.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Suburban Pontiac/Cadillac Corporation, for Glenview House, which will consist of 142 condominium units and a 15,000-square-foot gross floor area pharmacy with a total of 297 parking spaces, located in the northeast quadrant of Route 1 (East Main Street) and Glenbrook Road in the City of Stamford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are referenced to the following plans entitled:

- A. "Roadway Plan, U.S. Route 1 (East Main Street) and Glenbrook Road along the Glenview House Frontage, Stamford, Connecticut," dated April 3, 2006 and last revised June 12, 2006. The plan was prepared by Barkan & Mess Associates, Inc.
- B. "Site Plan Depicting 11 Glenbrook Road, Stamford, CT, Prepared for Glen View House, LLC.," Drawing No. SP-1, dated December 20, 2005 and last revised June 14, 2006. The plan was prepared by Redniss & Mead.

**f. Stamford - STC# 135-0512-02 - Contd.**

1. That Route 1 be widened in substantial conformance with the referenced plans.
2. That Route 1 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the department's District 3 Office.
3. That the traffic signal be revised on Route 1 at Glenbrook Road and Clarks Hill Avenue to accommodate the widening of the intersection. The City of Stamford will continue to own and maintain the traffic signal and pay for the cost of electricity to operate the traffic signal.
4. That signs and pavement markings on Route 1 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
6. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
7. That the site driveways on Route 1 and on Glenbrook Road be constructed in substantial conformance with the referenced plans.
8. That intersection sight distances be provided and maintained from the site driveways on Route 1 and on Glenbrook Road as shown on the referenced plans.
9. That signs and pavement markings on the site drives be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
10. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
11. That all work on roadways that are owned and maintained by the City of Stamford be performed in conformance with the standards and specifications of the City.
12. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

**f. Stamford - STC# 135-0512-02 - Contd.**

13. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 135-000-429.
14. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
15. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That prior to the issuance of a Certificate, a sightline easement be obtained from the property to the east (belonging to Joseph V. Disoala) as indicated on the referenced plans.
17. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$500,000 to cover the costs of the work required on Route 1. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
18. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Stamford to cover the costs of the work required on Glenbrook Road.
19. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 135-0512-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
20. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**g. Colchester - STC# 028-0511-01**

Mr. Kenneth A. Lussier presented the staff report on the Application for Certificate filed for North Woods/Autumn Ridge.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to DPJ Land Company, LLC and Autumn Ridge, LLC for North Woods and Autumn Ridge, a 164-unit residential

**g. Colchester - STC# 028-0511-01 - Contd.**

development with 345 parking spaces, located on Route 16 in the Town of Colchester, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Overall Plan, Autumn Ridge & North Woods, Lebanon (Route 16) Avenue, Colchester, Connecticut, Prepared for Don Guire, Haddam, Connecticut," dated May 16, 2006, prepared by Dutton & Johnston, LLC.
  - B. "Traffic Control Plan, North Woods Development, LLC, State Route 16 (Lebanon Avenue) Colchester, Connecticut," Sheet No. TC-1, dated July 28, 2005 last revised on June 8, 2006, prepared by Robert V. Baltramaitis, P.E., Civil & Traffic Engineering.
1. That Traffic Investigation Report No. 028-0508-01 be rescinded.
  2. That the site driveways on Route 16 be constructed in substantial conformance with the referenced plans.
  3. That intersection sight distances be provided and maintained from the site driveways on Route 16 as shown on the referenced plans.
  4. That the left-turn intersection sight distance for an eastbound Route 16 vehicle turning left into North Woods Drive be provided and maintained as shown on the referenced plans.
  5. That Route 16 be widened in substantial conformance with the referenced plans.
  6. That the intersectional sight distances of the driveways along Route 16 affected by the roadway widening noted in Traffic Investigation Report No. 028-0511-01, meet Department standards for intersecting streets or not be diminished.
  7. That approach grades of the driveways along Route 16 affected by the roadway widenings noted in Traffic Investigation Report No. 028-0511-01 meet Department standards for intersecting streets or not be increased.
  8. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
  9. That the guide rail affected by any improvements be revised in a manner satisfactory to the Department's District 2 Office. The revisions may include, but are not limited to, the replacement and

**g. Colchester - STC# 028-0511-01 - Contd.**

relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.

10. That Route 16 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department's District 2 Office.
11. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
12. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
13. That signs and pavement markings on Route 16 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
14. That signs and pavement markings on Autumn Ridge Drive and North Woods Drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That illumination be installed on Route 16 at North Woods Drive and Autumn Ridge Drive. The owners of North Woods/Autumn Ridge shall be responsible for the cost of the electricity to operate the illumination.
18. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
19. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$425,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 028-0511-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

**g. Colchester - STC# 028-0511-01 - Contd.**

20. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 028-0511-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
21. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**h. Groton - STC# 058-0604-01**

Mr. Kenneth A. Lussier presented the staff report on the Application for Certificate filed for the expansion of Groton Town Complex/Fitch High School.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the Town of Groton for the 157,568-square-foot expansion of Groton Town Complex/Fitch High School, for a total 377,568-square-foot gross floor area municipal development with 789 parking spaces, located on Route 215 in the Town of Groton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plans entitled:

- A. "Fitch High School, STC Application, Overall Map," dated June 8, 2006.
  - B. "Additions and Renovations for Fitch High School, 101 Groton Long Point Road, Groton, Connecticut, State Project No. 059-0178 EA, Phase 1," Sheet No. L-110, dated June 2, 2006, prepared by JCJ Architecture, Inc.
  - C. "JCJ Architecture, Inc., Existing Conditions Roadway Plan, Fitch Senior High School," Sheet No. HWD-001, dated June 2006, prepared by Fuss & O'Neill.
1. That the new Fitch High School site driveway and the relocated Department of Public Works (DPW) driveway on Route 215 be constructed in substantial conformance with referenced Plan B.
  2. That 700 feet of intersection sight distance to the north and south be provided and maintained from the new Fitch High School site driveway and the relocated DPW driveway along Route 215 measured at a point 15 feet back from the edge of roadway.

**h. Groton - STC# 058-0604-01 - Contd.**

3. That intersection sight distances be provided and maintained from the other municipal drives on Route 215 as shown on referenced Plan C.
4. That intersection sight distances be provided and maintained from the municipal drives on Town-owned roadways in accordance with Town requirements.
5. That signs and pavement markings on the new Fitch High School driveway at Route 215 be installed and maintained in substantial conformance with the referenced Plan B, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That signs and pavement markings on Route 215 be installed in substantial conformance with the referenced Plan B, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
8. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way.
11. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 058-0604-01, together with Certificate No. 792 previously issued January 19, 1998 with Traffic Investigation Report No. 058-8712-02, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.

**h. Groton - STC# 058-0604-01 - Contd.**

13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**i. Norwich - STC# 103-0601-02**

Mr. Kenneth A. Lussier presented the staff report on the Application for Certificate filed for the expansion of Bob's Discount Furniture Distribution Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to 70 Jewett City Road, LLC for the 183,700-square-foot expansion of Bob's Discount Furniture Distribution Center for a total 764,500-square-foot gross floor area warehouse facility with 383 parking spaces, located on Route 12 (Norwich Jewett City Road), in the City of Norwich, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the following plan entitled:

"Bob's Warehouse & Distribution Center, Proposed Building Addition: Phase II, Overall Site," Sheet No. 1, dated September 2005, last revised on March 28, 2006, prepared by CLA Engineers, Inc.

1. That all conditions of STC Certificate No. 1641 remain in effect.
2. That the owner require all site-generated semi-trailer vehicles destined for Route 97 to utilize Route 12 and be prohibited from using Blissville Road.
3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 103-0601-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**j. Hartford - STC# 063-0606-01**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for Sports & Medical Sciences Academy.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the City of Hartford for a 151,511-square-foot expansion of the municipal facilities in the vicinity of Huyshope Avenue to include Sports and Medical Sciences Academy for a total 580,886-square-foot gross floor area municipal facilities with 1,427 parking spaces, located on Wethersfield Avenue, Wawarme Avenue, Huyshope Avenue, Elliot Street, Curcombe Street, Maseek Street and Van Block Avenue in the City of Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plans prepared by BETA Group, Inc., entitled:

- A. "Figure 7 - Site Plan Showing Intersection Sight Distance and Vehicular Access to the Site," last revised June 16, 2006.
  - B. "Site Layout Plan" dated January 3, 2006 and last revised June 7, 2006, Sheet C-5.
1. Rescind the previously approved Traffic Investigation Report No. 063-0601-02 for Sports and Medical Sciences Academy.
  2. That the site driveways on Huyshope Avenue and Curcombe Street be constructed in substantial conformance with the referenced plans.
  3. That the site driveways on Wethersfield Avenue, Wawarme Avenue, Elliot Street, Huyshope Avenue, Maseek Street and Van Block Avenue remain as identified on the above-referenced plans.
  4. That intersection sight distances be provided and maintained from the site driveways on Huyshope Avenue, Wethersfield Avenue, Wawarme Avenue, Elliot Street, Curcombe Street, Maseek Street and Van Block Avenue, in accordance with the City of Hartford's standard.
  5. That signs and pavement markings on Huyshope Avenue be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
  6. That any scheduled event at the Dillon Stadium generating over 50 percent of the stadium's seating capacity of 9,500 seats shall not start or end between the hours of 4 and 7 p.m. during the weekdays, except on holidays.

**j. Hartford - STC# 063-0606-01 - Contd.**

7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 063-0606-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**k. West Hartford - STC# 155-0603-03**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of Corbins Corner Shopping Center (Red Robin/Best Buy).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to FW CT-Corbins Corner Shopping Center, LLC for the 5,250-square-foot expansion of Corbins Corner Shopping Center (Red Robin/Best Buy), for a total 188,031-square-foot gross floor area shopping center and restaurant with 1,047 parking spaces, located on the east side of Route 71 in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plan prepared by BL Companies entitled:

"Red Robin Restaurant and Best Buy Expt - 1459 New Britain Avenue - West Hartford, Connecticut," dated January 13, 2006 and last revised June 5, 2006, Sheet SP-1.

1. That all conditions of Certificate Nos. 548 and 548-A (Traffic Investigation Report Nos. 155-8507-02 and 155-8702-02) remain in effect.
2. That the internal site drives and the site's service drive to Route 71 be constructed as shown on the above-referenced plan.
3. That a raised island be provided at the site's service drive, as shown on the above-referenced plan.
4. That the existing traffic signal at the intersection of Route 71 and the site's service drive be revised as a result of the above-improvements.

**k. West Hartford - STC# 155-0603-03 - Contd.**

5. That signs and pavement markings on the service drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
7. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$15,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 155-0603-03. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
8. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0603-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
9. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**1. West Hartford/Hartford - STC# 171-0605-01**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of the University of Hartford (New Residence Hall).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a Certificate to the University of Hartford, located in the City of Hartford and the Towns of West Hartford and Bloomfield for the expansion of the facilities at the University of Hartford to include a 55,000-square-foot new 210-bed residence hall, stating that the operation thereof will not imperil the safety of the public.

The University Campus will then consist of a total of 1,169,023 square feet of classroom, office, cultural and recreation space, as well as dormitory space with 3,638 beds and parking for 4,194 vehicles.

The conditions are based and referenced to the plan prepared by VHB, Inc. entitled:

**1. West Hartford/Hartford - STC# 171-0605-01 - Contd.**

- A. "University of Hartford-New Residence Hall Figure 2-Overall Property Map," dated May 15, 2006, Sheet 1 of 1.
- B. "Layout and Materials Plan," Drawing No. C-2, Sheet 2 of 9 dated March 31, 2006 and last revised May 8, 2006.
- 1. That all conditions of Certificate Nos. 794-H, (January 2006), 794-G, (March 2005), 794-F (July 2004), 794-E (March 2004), 794-D (April 2000), 794-B (October 1991), 794-A (November 1989) and 794 (February 1988) remain in effect. Certificate 794-C (March 1994) was cancelled in April 1994.
- 2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0605-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
- 3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**m. Rocky Hill - STC# 118-0604-01**

Mr. Fred L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of Horizon Commons (Tim Horton's).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Rocky Hill Associates, LTD Partnership for the 2,950-square-foot expansion of Horizon Commons, for a total 167,393-square-foot gross floor area shopping center with 986 parking spaces, located on Route 99 in the Town of Rocky Hill, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans prepared by Vanasse Hangen Brustlin, Inc.:

- A. "Overall Development Plan," Drawing No. OSP-1, Sheet 1 of 1, dated May 2, 2006.
- B. "Layout and Materials Plan," Drawing No. C-2, Sheet 2 of 10, dated November 23, 2005 and last revised May 2, 2006.
- C. "Signing and Pavement Marking Plan," Drawing No. SPM-1, dated January 6, 2005, last revised May 22, 2006.

**m. Rocky Hill - STC# 118-0604-01 - Contd.**

1. That all conditions of Certificate 1607 remain in effect as described in Traffic Investigation Report No. 118-0308-01.
2. That the site (Tim Horton's) driveway on Route 99 be constructed in substantial conformance with the referenced plans.
3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
4. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
5. That intersection sight distances be provided and maintained from the site driveway on Route 99 as shown on the referenced plans.
6. That the traffic signal be revised on Route 99 at the Horizon Commons drive to accommodate an advance Route 99 northbound left-turn lane detector in the area of the proposed Route 99 site (Tim Horton's) driveway.
7. That signs and pavement markings on Route 99 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
8. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
9. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
10. That the existing bus stop located on Route 99 southbound in the area of the proposed site (Tim Horton's) drive be relocated with the installation of a bus shelter as shown on the referenced plans.
11. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$20,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 118-0604-01. Upon submission of the final design plans, the

**m. Rocky Hill - STC# 118-0604-01 - Contd.**

dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 118-0604-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**n. Windsor - STC# 164-0603-01**

Mr. Fred L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of Northfield Drive Office Park (200 Northfield Drive).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to ING North America Insurance Corporation for the 485,000-square-foot expansion of 200 Northfield Drive, for a total 610,000-square-foot gross floor area office development with 2,820 parking spaces, located on Northfield Drive in the Town of Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans prepared by F. A. Hesketh & Associates, Inc.:

- A. "STC Master Plan - Prepared for ING - 200 Northfield Drive - Windsor, Connecticut," Plan MP-1, Sheet No. 1 of 1, dated April 28, 2006.
- B. "Roadway Improvement Plan - Prepared for ING - Marshall Phelps Road at Day Hill Road - Windsor, Connecticut," Plan RI-1, Sheet 1 of 9 dated March 1, 2006 and last revised May 24, 2006.
- C. "Roadway Improvement Plan - Prepared for ING - Northfield Drive at Day Hill Road - Windsor, Connecticut," Plan RI-2, Sheet No. 2 of 9 dated March 1, 2006 and last revised May 24, 2006.
- D. "Roadway Improvement Plan - Prepared for ING - Northfield Drive at Marshall Phelps Road - Windsor, Connecticut," Plan RI-3, Sheet No. 3 of 9 dated March 1, 2006 and last revised May 24, 2006.

**n. Windsor - STC# 164-0603-01 - Contd.**

- E. "Roadway Improvement Plan - Prepared for ING - Route 75 at Marshall Phelps Road - Windsor, Connecticut," Plan RI-4, Sheet No. 4 of 9 dated March 1, 2006 and last revised May 24, 2006.
  - F. "Roadway Improvement Plan - Prepared for ING - Route 75 at Day Hill Road & I-91 - Windsor, Connecticut," Plan RI-5, Sheet No. 5 of 9 dated March 1, 2006 and last revised June 9, 2006.
  - G. "Roadway Improvement Plan - Prepared for ING - Route 75 at I-91 NB Ramps - Windsor, Connecticut," Plan RI-6, Sheet No. 6 of 9 dated March 1, 2006 and last revised June 6, 2006.
  - H. Roadway Improvement Plan - Prepared for ING - Route 75 at I-91 NB Ramps - Windsor, Connecticut," Plan RI-6B, Sheet No. 8 of 9 dated May 24, 2006 and last revised June 6, 2006.
  - I. Roadway Improvement Plan - Prepared for ING - Route 187 at Day Hill Road - Windsor, Connecticut," Plan RI-7, Sheet No. 9 of 9 dated March 1, 2006 and last revised May 24, 2006.
- 1. That Traffic Investigation Report No. 164-9010-01, which approved 550,000 square feet of office space and a 1,000 parking space expansion for Northfield Drive Phase II, be rescinded.
  - 2. That the site driveways on Northfield Drive be constructed in substantial conformance with the referenced plans.
  - 3. That Route 75, Route 187, I-91 northbound ramps, Day Hill Road, Marshall Phelps Road and Northfield Drive be widened in substantial conformance with the referenced plans.
  - 4. That approach grades of the driveways and Town roads along Route 75 affected by the roadway widenings noted in Traffic Investigation Report No. 164-0603-01 meet Department of Transportation's standards for intersecting streets or not be increased.
  - 5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
  - 6. That the guide rail affected by improvements noted in Condition No. 3 be revised in a manner satisfactory to the Department of Transportation's (Department) District 1 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.

**n. Windsor - STC# 164-0603-01 - Contd.**

7. That Route 75, Route 187 and the I-91 northbound ramps be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That all work on roadways that are owned and maintained by the Town of Windsor be performed in conformance with the standards and specifications of the Town.
10. That the traffic signals be revised on Route 75 at its intersections with Marshall Phelps Road, Day Hill Road, I-91 southbound on-ramp, I-91 HOV ramps and the I-91 northbound ramps in conjunction with the proposed widenings.
11. That the traffic signal be revised on Route 187 at Day Hill Road in conjunction with the proposed widening.
12. That the traffic signals be revised on Day Hill Road at its intersections with Marshall Phelps Road and Northfield Drive in conjunction with the proposed widenings.
13. That the applicant install overhead guide signs for Route 75 south and I-91 north on Route 75 southbound in conformance with the referenced plans and in accordance with Connecticut Department of Transportation requirements.
14. That signs and pavement markings on Route 75, Route 187, I-91, Day Hill Road, Marshall Phelps Road and Northfield Drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That convenient and well signed on-site, bus stops with passenger loading/unloading areas including handicapped access be provided.
18. That an easement be granted along the west side of Route 75 north of the Day Hill Road overpass for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of certificate. Right of Way File No. 164-000-163.



**n. Windsor - STC# 164-0603-01 - Contd.**

19. That property be deeded along the west side of Route 75 north of the Day Hill Road overpass for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 164-000-163.
20. That property be deeded along the west side of Route 75 north of Marshall Phelps Road for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 164-000-164.
21. That property be deeded at the intersections of Day Hill Road at Marshall Phelps Road and Northfield Drive for highway purposes, to the Town of Windsor, as indicated on the referenced plans prior to the issuance of a certificate.
22. That property be deeded on the north side of Marshall Phelps Road west of Route 75 for highway purposes, to the Town of Windsor, as indicated on the referenced plans prior to the issuance of a certificate.
23. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
24. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$3,000,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 164-0603-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
25. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0603-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
26. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**o. Windsor - STC# 164-0604-01**

This item was removed from the agenda prior to the meeting.

\* \* \* \* \*

6. **MAJOR TRAFFIC GENERATOR - EXTENSION**

That the following certificate issuance approval be extended for one year, effective upon the posting of a bond:

**Traffic Investigation Report No. 156-0403-01** approved May 18, 2004 for **Rock Tabernacle Ministries in West Haven.**

Ms. Cabelus stated that the developer intends to post the bond in September with a ground breaking anticipated for October. There have been minimal changes in the area and, therefore, it is recommended that an extension be granted.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend the certificate issuance approval for Traffic Investigation Report 156-0403-01 for one year.

\* \* \* \* \*

**Stamford - STC# 135-0604-01**

Ms. Cabelus asked the Commission permission to allow Mr. David Fabry to provide an overview of the proposed RBS development in Stamford. She stated that it was for informational purposes only and that, upon conclusion of an outstanding right-of-way issue, a special meeting may be held.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to allow the presentation.

Mr. Fabry presented the project to the Commission, outlining the major issues to be addressed in a future report.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 11:30 a.m.

\* \* \* \* \*

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Ralph J. Carpenter  
Secretary of Commission  
Commissioner of Motor Vehicles

Newington, Connecticut  
June 20, 2006  
Minutes Compiled By:  
Robbin L. Cabelus  
Executive Director

